

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-68 IN THE SOUTH END URBAN
RENEWAL ARE, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Kam Lee Chu and James Chu have expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-68 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Kam Lee Chu and James Chu be and hereby is tentatively designated as Developers of Disposition Parcel SE-68 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcel SE-68 by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

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23 June 1977

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT F. WALSH/DIRECTOR
SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER
PARCEL SE-68/593 TREMONT STREET

SUMMARY: This memorandum requests that the Authority tentatively designate Kam Lee Chu and James Chu as Developers of Parcel SE-68 in the South End Urban Renewal Area.

Parcel SE-68 is a five (5) story brick mixed-use building on a 1,760 square foot lot located at 593 Tremont Street in the South End Urban Renewal Area. This building was publicly advertised on May 29, 1977.

Kam Lee Chu and James Chu, residents of 32 Dwight Street have submitted a proposal for the rehabilitation of Parcel SE-68 in accordance with the Authority Standards, Guidelines and the South End Urban Renewal Plan.

Mr. and Mrs. Chu's proposal calls for the complete rehabilitation of 593 Tremont Street for four (4) dwelling units at an estimated rehabilitation cost of \$64,000. Financing will be obtained from HUD Section 312 financing, if available, or from a private institution.

It is appropriate at this time to tentatively designate Kam Lee Chu and James Chu so that formal processing of plans and financing may be initiated.

I, therefore, recommend that the Authority tentatively designate Kam Lee Chu and James Chu as Developers of Parcel SE-68 in the South End Urban Renewal Area.

An appropriate Resolution is attached.